

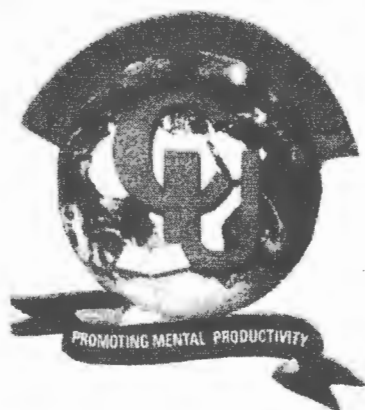


The Built Environment: Innovation Policy and Sustainable Development



Edited by: I. A. Okewole, S. A. Daramola, C. A. Ajayi, O. A. Ogunba, K.T. Odusami

**THE BUILT ENVIRONMENT: INNOVATION, POLICY &
SUSTAINABLE DEVELOPMENT**



Edited by

AFOLABI OKEWOLE
ADEDEJI DARAMOLA
AYO AJAYI
KOLE ODUSAMI
OLUSEGUN OGUNBA

Published by
Department of Architecture, College of Science and Technology,
Covenant University, Canaan Land, Ota, Nigeria.

© The Department of Architecture, College of Science & Technology, Covenant University, Sango-Ota, Nigeria

All Rights Reserved

No part of this book may be reproduced, stored in a retrieval system or transmitted in any form or by any means electronic, mechanical, photocopying recording or otherwise without the prior express permission of the publishers, the Department of Architecture, College of Science & Technology, Covenant University Sango-Ota, Nigeria.

ISBN: 978-37963-1-3

Cover designed by Mr. Dapo Adegoke

TABLE OF CONTENT

<u>Preface</u>	iv
<u>Forward</u>	v
<u>Acknowledgement</u>	vi
<u>Keynote Address: Professor Chimay J. Anumba</u> Information and Communication Technology Support For Globalisation in The Built Environment	xi
<u>Section A: Architecture, Building & Fine Arts</u>	
- Professor Stephen O. Ogunlana (Lead Paper Building) Sustainable Buildings: Where should we be Heading?	xxiv
- Professor Yomi Oruwari (Lead Paper Architecture) Lest we forget: the poor people need Housing in the Urban areas in2 Nigeria too – A Reflection of low income housing provision	
- A. U. Okpara Design and aesthetics in Built Environment: The Phenomenon.....10 of Street Graphics	
- Kuye, O.O and Baiyewu, O.B.A Building Collapse in Nigeria: A Legislative Remedy.....18	
- Mosaku, Tim. O., Kehinde, J. O. and Kuroshi, P. A. Control of Building Practice for Sustainable Development.....26 in Nigeria: Matters Arising	
- Adejumo, I. A. and Taiwo, A. A. Innovative and Sustainable Development in Design and.....34 Aesthetics in Nigerian Urban Centres: Focus on Commercial Buildings in Jos	
- Adejumo, Isaac Adesola, Dassah, Elizabeth and Umaru, Auwalu Establishing Principles for Building Maintenance Policy..... 38 in Public Buildings in Nigeria	
- O. G. Okoli and M. O. Ohiomah Sustainable Management of Timber and Forest.....45 Poles for Temporary Works in Building Projects	
- Olufemi Daniel Durodola Towards Sustainable Timber Housing Development in Nigeria.....51	
- Areo, Margaret Olugbemisola Mural decoration: The Aesthetic Challenges and61 Prospects of the Nigerian ‘public’ Built Environment	
- Makinde, David Olajide and Ijisakin Yemi Olaolu ‘House’ of the ‘living dead’ and the Built Environment.....66 : The example of tomb sculpture at residential houses in Ile-Ife	
- Akin Adejimi Minimizing maintenance problems through75 Design Process: A necessity for sustainable housing delivery in Nigeria.	
- Emmanuel Achuenu, Mr. Gabriel S. Olaoye and Mr, Anthony Ujene Characteristics of periwinkle shell concrete made82 by partially replacing cement content with rice husk ash.	
- Adedeji Daramola, Eghaese, E. and Oluwatayo, Dapo The stabilised and compressed earth bricks - an innovative.....91 option towards a sustainable home ownership in Nigeria.	

-	G. I. Idoro Comparative evaluation of design-bid-build (dbb)97 and design-build (db) procurement systems in the Nigerian construction industry	97
-	Otu Umoren, Adedeji Daramola and Azubuike Nwoke Sustainable Development in the Built Environment.....107 : New Challenges for Architects	107
-	Kayode, Femi & Ojo, Bankole The Role of Colour in Environmental Beautification119 and Urban Aesthetics: The Nigerian Example	119

Section B:

Estate Management and Planning

-	Professor C.A Ajayi (Lead Paper Estate Management) Towards New Directions for Property Valuation Paradigm	125
-	Abegunde A. A. and Olayiwola, L.M. Sustainable Regional Economy through Indigenous129 Agro Allied Industries: The Case of Vegetable Oil Industries in Ibadan, Nigeria	129
-	Aina, O.C. Land Use Conversion: A Clog in the Wheel of Effective140 and Sustainable Physical Planning in Ikeja, Lagos State	140
-	I. Mbamali and A. Adebayo Potentials of Facilities Management as an Instrument.....149 for Achieving a Sustainable Built Environment	149
-	Babajide Ojo and O. T. Ogunmakin Globalization, Information Technology and Nigerian.....157 Real Estate Market Transactions	157
-	Alaba Simpson Sustainable Strategies for Combating the Problem of165 Floods in Lagos: Pointer from a Csi-Unesco Culture Based Project	165
-	Agoha Basil O. The native layout concept; A tool for arresting173 the Rural Urban Migration in Nigeria	173
-	Aribigbola, A. and Ebehikhalu, O. N. Planning and Sustainable Development: Innovations.....179 and new directions for the Built Enviroment in Nigeria	179
-	Olusegun A. Ogunba and Emeka Iroham Globalization and Professional Institutions: Challenges.....186 to the Nigeria's Real Estate Profession	186
-	Esther Foluke Akinsola Psycho – Social Challenges of Nigerian Urban Built.....196 Environments and Innovations to address them	196
-	Hassan Eunice Modupe and Adejumo Gbadebo Olubunmi Land mis-use: Behavioural Effects of Environmental.....203 Pollution and Sustainable Development in Nigeria	203
-	Afolabi F.I. Sustainability of nature recreation within the Built.....209 Environment of South Western Nigeria: A case study of Iworoko-Ekiti	209
-	A.D Ibrahim and A.D Price Public Private Partnership and Sustainable Primary221 Healthcare Facilities in Nigeria	221



-	Joseph Obe Environmental Journalism and the Challenges of Sustainable Development.....	228
-	Egunjobi, Layi and Alabi Moruf Income Generation Imperatives and the Built Environment.....	235
-	Julius. A.Olujimi and Dorcas .A. Ayeni Green City project experience: Lessons for Nigeria.....	246
-	Alagbe, O.A. Combating the Challenges of rise in Urban slums..... in cities in Developing World: A case study of Lagos State.	253
-	A. E. Okusun and N. H. Ezeadiche Towards Sustainable Urban Environment: a case study of Urban poverty and land-use conversion in Owerri, Imo State, Nigeria.	260
-	Emmanuel O. Omisore and Christopher G. Akande Effects of Globalization on Tourism and the Implications for the Built Environment.....	266
-	A.O. Obabori, Arc. M.O. Ogunrayewa and Barr. R.E. Oni Flooding in our environment (Nigerian experience).....	274
-	Ogbiye .S. Adebajji, Legal aspects of Environmental Control and Management in Nigerian built environment	278
-	Adewunmi Yewande and Ogunba Olusegun Shaping a Sustainable role for Estate Surveyors and Valuers in the Evolution of facilities management in Nigeria	292
-	G.K. Babawale H.A. Koleoso Real Estate Valuation practice in Nigeria: Implications in a Globalizing World.....	300
-	I. D. Obot and Ekan Etim Enhancing Residential outdoor Environments for Sustainable Development.....	307
-	Adegoke O.J. Appropriate land policy- a vehicle for sustainable development in Nigeria.....	314
-	Ajibade Ogunjumo, Olufemi Omisore and Adewale amusan Implications of the location of public healthcare facilities for Sustainability of the Built environment in Osun State, Nigeria.	319
-	Omoogun C.B The Centripetal effects of location on rental Values of Residential Property in Metropolitan Lagos	328
-	Ogunleye M. Bamidele Enhancing Sustainable Real Estate Investment in Nigeria.....	340

Section C:

Housing

-	Dr Graham Tipple (Lead Paper Housing) Ways forward for Housing Supply in Developing Countries: An oblique view.....	348
-	M. O. Bello and V. A. Bello Sustainable Investment in the Nigerian Housing Sector: What went wrong?.....	356
-	Jaiyeoba E.B. and Bayo Amole A Conceptual and Theoretical Framework for the Study of Low	365

Income Housing in Nigeria

- Ayeni, D. A. and Taiwo, A. A.
Innovative Urban Housing Provision and its Sustainability374
in Developing Nations: Focus on Nigeria
- Adedeji Daramola and Damola Daramola
Cultural values in Nomadic Housing Scheme.....380
- Adedipe Bamikole Ola and Lasisi A. L
The Challenges of Sustainable Provision of Urban385
Housing in Nigeria: A case study of Ilaro, Ogun State
- Lasisi A. and Adedipe B.O.
Government Policy as a disincentive to Housing Innovation in Ogun State, Nigeria.....392
- Emmanuel Achueni and Stella A. Achueni
Provision of mass low-cost housing for the rural poor integrating.....397
new Indigenous building materials in Nigeria: a self-help/partnership
initiative for poverty alleviation.
- Okunola Segun and Amole Dolapo
Key factors in crime and sustainable housing developments.....406
- Okewole, I. A. and Aribigbola Afolabi.
Housing affordability as key factor to a sustainable housing policy in Nigeria.....414
- Odeyale, Timothy Oluseyi
Towards a Conceptual Framework of Cluster arrangement for421
Sustainable Suburban Housing in Nigeria

Section D:

Policy Issues & Technology

- Professor Akintola Akintoye (**Lead Paper Policy Issues**)
Information and Communication Technology Support433
for Globalisation in the Built Environment
- Ayo C. K. and J. A. Gbadeyan
The Role of Technology in the Built Environment.....446
- Surveyor Ojo Aderemi Samuel
Globalization and Sustainable Development; Challenges to452
Surveyors in Built Environment
- Ajibade Ogunjumo, Olufemi Omisore and Adewale Amusan
Implications of the location of Public Healthcare facilities for.....458
Sustainability of the Built Environment in Osun State, Nigeria
- Adedeji Daramola
Innovative Policy towards the Housing Scheme for the Nomadic peoples.....466
- Jaroslav Machacek
Assessment of Urban Environment as a professional challenge.....479
- Otu Umoren
Strategy for ecologically sustainable development in the Built483
Environment: The Farm settlement Housing as a solution in Nigeria
- Babalola Daniel Olatunde
Globanization and the Built Environment.....490
- Emeka Efe Osaji, John Hudson, Paul Chynoweth and Angela Lee
The Spheroidal form in Architectural Morphology; Focus on the greater London490
Authority Building, the Prolate-Oblate concept and the 3D to ND Modelling Methodology

LAND MIS-USE: BEHAVIOURAL EFFECTS OF ENVIRONMENTAL POLLUTION AND SUSTAINABLE DEVELOPMENT IN NIGERIA

HASSAN EUNICE MODUPE

ADEJUMO GBADEBO OLUBUNMI

Department of Human Resource Development

Covenant University, Ota, Ogun State, Nigeria.

Abstract

Mis-use of land is now a threat to human survival because of its impact on environment and other social implications. This paper sought to identify various forms of land mis-use and to highlight some of its attendant implications. This article uses a cross-national data available on land mis-use to substantiate its claims. The result indicated that most public and private landowners tamper with land resources without considering its impact on the well being of the eco-system as a whole. The concern is limited to the financial costs and technical feasibility of projects intended to meet immediate narrow defined objectives. Behavioural implication of environmental pollution and implementation of sustainable development plan as means of evolving solutions to problems that may arise from land mis-use were highlighted.

Key words: *Land Mis-Use; Behavioural Effects; Environmental Pollution, Sustainable Development*

Introduction

It is difficult to define the term 'land misuse' because the notion of the misuse of land is a subjective judgment what some people may consider wasteful or destructive may be acceptable or even desirable to others. A dam across a river in the desert may be praised for providing flood control, generating hydroelectric power, and creating a reservoir that supplies irrigation water or offers recreational opportunities. The same dam may be condemned for drowning an area of spectacular beauty, destroying habitat for plant and animal species, and encouraging urbanization and agriculture in a region that is ill suited to either. Nevertheless, many forms of land use, including construction, opencast mining, agriculture and forestry, involve disturbing or removing vegetation cover. When this disturbance generates further environmental and economic problems, the land may reasonably be considered misused. At this juncture, it is pertinent to state that it is land misuse of this nature that this paper focuses upon. Neubeck and Neubeck (1997) asserted that when public or private landowners tamper with land resources without regarding the well being of the eco-system as a whole, the cumulative effects of such land misuse pose a serious threat to the future of mankind.

Lloyd (1962) author of *Africa in crisis* points out that Africa has "taken too much from its land. It has overdrawn its environmental accounts," and the result for much of the

continent has been "environmental bankruptcy" Darkoh (1997) opined that "environmental bankruptcy" has come about as a result of an intricate process of land degradation whereby the biological potential of the continent and its ability to support populations is severely diminished. According to Darkoh, Desertification is the term that has recently been given to this process. Its main causes are drought, desiccation and human activities. He defined desiccation as a process of aridification resulting from dry a dry period lasting in order of decades. He emphasized that human activities include overcultivation, overgrazing, deforestation, poor irrigation practices and other inappropriate land use and human management of eco-systems. Scarpelli and Andersen (1992) observed that the United States now uses 1.1 billion pounds of agricultural pesticides on land crops each year. The extensive use of these pesticides has already threatened many species of wildlife and the effects on humans may be serious. Between 1985 and 1995 according to the IBRD (World Bank) the development of dams for hydroelectric power and water conservancy projects, the conduction of forestry and mining, the establishment of parks, the construction of transport corridors, and the growth of urban centres collectively resulted in the involuntary resettlement of as many as 100 million people. Not all of the development displace people but many deny the right of local people to participate in decision affecting land-use.

LAND MIS-USE: BEHAVIOURAL EFFECTS OF ENVIRONMENTAL POLLUTION AND SUSTAINABLE DEVELOPMENT IN NIGERIA

HASSAN EUNICE MODUPE
ADEJUMO GBADEBO OLUBUNMI

*Department of Human Resource Development
Covenant University, Ota, Ogun State, Nigeria.*

Abstract

Mis-use of land is now a threat to human survival because of its impact on environment and other social implications. This paper sought to identify various forms of land mis-use and to highlight some of its attendant implications. This article uses a cross-national data available on land mis-use to substantiate its claims. The result indicated that most public and private landowners tamper with land resources without considering its impact on the well being of the eco-system as a whole. The concern is limited to the financial costs and technical feasibility of projects intended to meet immediate narrowly defined objectives. Behavioural implication of environmental pollution and implementation of sustainable development plan as means of evolving solutions to problems that may arise from land mis-use were highlighted.

Key words: Land Mis-Use; Behavioural Effects; Environmental Pollution, Sustainable Development

Introduction

It is difficult to define the term 'land misuse' because the notion of the misuse of land is a subjective judgment what some people may consider wasteful or destructive may be acceptable or even desirable to others. A dam across a river in the desert may be praised for providing flood control, generating hydroelectric power, and creating a reservoir that supplies irrigation water or offers recreational opportunities. The same dam may be condemned for drowning an area of spectacular beauty, destroying habitat for plant and animal species, and encouraging urbanization and agriculture in a region that is ill suited to either. Nevertheless, many forms of land use, including construction, opencast mining, agriculture and forestry, involve disturbing or removing vegetation cover. When this disturbance generates further environmental and economic problems, the land may reasonably be considered misused. At this juncture, it is pertinent to state that it is land misuse of this nature that this paper focuses upon. Neubeck and Neubeck (1997) asserted that when public or private landowners tamper with land resources without regarding the well being of the eco-system as a whole, the cumulative effects of such land misuse pose a serious threat to the future of mankind.

Lloyd (1962) author of *Africa in crisis* points out that Africa has "taken too much from its land. It has overdrawn its environmental accounts," and the result for much of the

continent has been "environmental bankruptcy" Darkoh (1997) opined that "environmental bankruptcy" has come about as a result of an intricate process of land degradation whereby the biological potential of the continent and its ability to support populations is severely diminished. According to Darkoh, Desertification is the term that has recently been given to this process. Its main causes are drought, desiccation and human activities. He defined desiccation as a process of aridification resulting from dry a dry period lasting in order of decades. He emphasized that human activities include overcultivation, overgrazing, deforestation, poor irrigation practices and other inappropriate land use and human management of eco-systems. Scarpi and Andersen (1992) observed that the United States now uses 1.1 billion pounds of agricultural pesticides on land crops each year. The extensive use of these pesticides has already threatened many species of wildlife and the effects on humans may be serious. Between 1985 and 1995 according to the IBRD (World Bank) the development of dams for hydroelectric power and water conservation projects, the conduction of forestry and mining, the establishment of parks, the construction of transport corridors, and the growth of urban centres collectively resulted in the involuntary resettlement of as many as 100 million people. Not all of the developments displace people but many deny the right of local people to participate in decisions affecting land-use.

The global population is growing ever larger and so the demand for food also grows. This demand has led an increasing amount of land being converted for farming, even when the land is unsuitable or of marginal value, and even when the consequences of farming may be disastrous. In central and south Africa for instance the introduction of cattle rearing to provide beef for export markets in the United States, Japan, and Europe has resulted in widespread deforestation to create grazing land. Since the pasture is often of poor quality, large areas may be needed to support relatively few animals. Furthermore, as it is expensive to maintain grazing land of even this low quality, the easy option is to clear more forest rather than investing in fertilizer or reducing herd. Size sustainable levels.

Currently, there is a growing recognition of the need for perceived environmental quality indices as a major component of the comprehensive assessment of environmental quality for policy formulation and decision-making. Such indices can assist in producing data on both favorable and unfavorable human reactions to characteristics of land, as well as to more complex features of the environment. The need to have continuous quality environment has partly given rise to the idea or concept of sustainable development. Sustainable development demands ways of living, working and being that enable all people of the world to lead healthy, fulfilling, and economically secure lives without destroying the environment and without endangering the future welfare of people and the planet. Since the amount of land is effectively finite, the rapidly growing global population ensures that competition for land must increase; attitude, which takes into account the long-term consequences of different land uses, will optimize benefits for the greatest number of the planet's inhabitants, including human race.

Key issues in understanding the factors involved in land Mis-use.

1. Urban development and suburban sprawl. It is not uncommon to find the linking of major cities by strips of densely populated, developed land; airport and highway construction; and the creation of reservoirs and large-scale flood control of projects. Good as these are to urban development, the negative implication cannot be winked at. Part of the effects of these developments is the fact that each year, approximately a million across of rural land are gobbled up. Farmlands are turned over to other uses. Irreplaceable marches and wet-lands-the environmental

niches in which many species of organisms breed and survive – disappear permanently. Such land misuse spreads pollution of all types and eliminates areas that previously had recreational value.

2.Strip mining. Strip mining involves ripping the natural covering off the land (including hills and mountain sides) in orders to get at the mineral seams. This is followed by blasting and gonging so that the seams can be fully exposed for removal. The consequence is often complete destruction of natural contours. Vegetation and wildlife are uprooted, their niches in the ecosystem destroyed. Drainage from such mining areas, containing acids and sediments, contaminates inland waters to the detriment of aquatic life.

3. Dumping of waste materials on land anyhow. The littering of the landscape with all kinds of trash from bottles to automobiles, make land pollution the most visible – and aesthetically disgusting – environmental menace solid waste is typically disposed of by burying it in landfills, burning it, and sometimes recycling it. In some cases it is dumped into the ocean. Except for recycling, all of the traditional disposal methods create problems of land. They spoil the beauty of the land and seascape.

4. Construction of dams, canals and water-ways Dredging, draining, filling, and changing the natural routes of streams and rivers have all been done were without concern for the environmental consequences. As a result, the habitants of fish and animals have been destroyed, land has been taken away from other uses, and water pollution has occurred.

6. Highways and roads; Roads are viewed as having precipitated loss of tropical forests by opening forest areas to logging. The loss of tropical forests is a global concern because of its impact on biodiversity and climate. (Chomits and Gray 1996)

7. Exploitation of the nation's public and private forest lands. Commercial operations in timber reserves have increasingly taken the form of 'clear cutting', in which large areas are stripped of all the trees, leaving behind only short stumps. Clear cutting negatively alters soil conditions, since removal of forest covering exposes soil to the weather, weakening its nutrient properties. Land erosion increases, and streams becomes choked with debris and sediments. Again, vegetation and wildlife habitants are despoiled (Devil 1995).

8. Overgrazing of land; Greene (1991) noted that overgrazing is an example of damage and unsustainable exploitation of environment.

9. The use of pesticides on farm products ;The accumulation pesticides in the soil may have negative impact on human's health. The extensive use of pesticides has already threatened many species of wildlife, such as the bald eagle and brown pelican, with extinction. Their effects on human may be just as serious

10. Population growth rate The staggering, population growth rate in developing countries, has placed unbearable pressure on the environment in these countries. The present momentum in population growth in these countries is greater than what the resources can cope with. Thus man produces resources for survival under ecological destruction conditions.

11. Chemical fertilizers The use of chemical fertilizers on crops no doubt help in increasing crop yields. Nevertheless, the negative side effects on land cannot be overemphasized. Chemical fertilizers diminish the land's natural capacity to support growth, the result of which will force mankind to depend moiré heavily on synthetic chemicals to grow food. Even now, it has been found that nitrates from chemical fertilizers can cause an often fatal disease in infants, called methemoglobinemia (Lukens 1987).

12. Soil Erosion The problem of rapidly increasing population pressures on the fragile and vulnerable soils of Africa's dry land regions translates into over exploitation of water, land, forest and pasture resources through over cultivation, overgrazing, deforestation and poor irrigation practices. The resulting erosion and degradation of productive lands has led to food scarcity. The key problem is soil erosion. Soil, the thin layer of top-soil on which our survival depends, is a non-renewable resource. For nature to form a layer of top-soil thick enough to support plant life takes thousands of years. Through human misuse, the layer can be destroyed in a few decades, once eroded its loss is permanent. This is desertification.

Obstacles In The Way Of Eliminating Land Mis-Use

Environmental abuse occurs as humans violate basic principles of ecology. Polluting the air and water, spreading radioactivity into the atmosphere, increasing levels of noise, creating numerous waste, and consuming irreplaceable resources – all affect the global ecosystem of which land is inclusive since human beings are

part of the ecosystem, we too are affected by these activities. Many obstacles stand in the way of eliminating land misuse. Ignorance is a serious problem. Cultural drives, apathy, economic considerations and political hurdles seem to work against the elimination.

Land Mis-Use And Sustainable Development In Nigeria

Towards sustainable development of land and land misuse from counseling perspective

Sustainable development is defined by the Brundland Commission's Report, (1987) as a process of change in which the exploitation of resources, the direction of investments, the orientation of technological development and institutional change are in harmony. It is developments that meet the need of the present without hindering the meeting of future need of coming generations.

Kobiowu, Ojerinde and Alao (2005) pointed out that the principle of sustainable development demands that in human quest for improved quality of life, and the exercise of human right, there is strong need to adopt a careful planned approach to the environment in a way that the capacity, of these resources to cater for the needs of other generations will not live only for the now, but also hold the future earnestly in view.

Sustainable development focuses on improving the quality of life for all of the earth's citizen without increasing the use of natural resources beyond the capacity of the environment to supply them indefinitely. It requires an understanding that inaction has consequences and that we must find innovative ways to change institutional structures and influence individual behaviour.

The Nigerian government has placed considerable emphasis on sustainable development. An understanding of the various ways by which development efforts in the selected sectors can proceed in a manner that is environment friendly will be helpful in achieving the goals of sustainability. In so far as any given resource is not renewable, and to the extent that any sectoral project is based on such a resource it would not be sustainable. The key to sustainable environmental resource utilization therefore is sound environmental policy and management, which is lacking in this country.

Development can be understood in terms of economic growth, modernization, social economic transformation, and distributive justice [Mabogunje, 1981]. Whichever way development is a dynamic process of

upward movement of the entire social system..." (Myrdal, 1968), or the attainment of a number of ideals of modernization such as "... rise in productivity ...and a rationally coordinated system of policy measures that can remove a host of undesirable conditions that (perpetuate) a state of underdevelopment" Black, [1966] paraphrased in Meier, [1976:] is of specific relevance in the present context, the notion of economic development as the process whereby the real per capita income of an area increases over a long period of time in such a way that the number of people below an absolute poverty line does not increase, and the distribution of income does not become more unequal.

Land ownership for the poor provides mechanisms to ensure sustainable and efficient use, because of the need to care for it for their survival. Diverting productive land for non-productive uses (tobacco, growing flowers for export markets, etc); And because food is a commodity, then it is those who can afford to pay, that will get food.

Millions of acres of potentially productive farmland is used to pasture cattle, an extremely inefficient use of land, water and energy, but one for which there is a market in wealthy countries. More than half the grain grown in the United States (requiring half the water used in the U.S.) is fed to livestock, grain that would feed far more people than would the livestock to which it is fed. ... The problem, of course, is that people who don't have enough money to buy food (and more than one billion people earn less than \$1.00 a day), simply don't count in the food equation.

In other words, if one doesn't have the money to buy food, no one is going to grow it for such a person. What this means is that ending hunger requires doing away with poverty, or, at the very least, ensuring that people have enough money or the means to acquire it, to buy, and hence create a market demand for food. more marginal land has to be used for food and subsistence farming, which may require clearing more rainforest, or other forms of encroachment on other ecosystems..

Behavioural Impacts

Counselling psychologists are interested in 'behaviour - environment' relations. They focus on human interaction with specific aspects of the "physical environment" (Wohlwill; 1970), including both the built and the natural environment. It is on this premise that this paper seeks to find means of changing policy and practice at all levels, from the individual to the international with the focus of

implementing sustainable development plans on land and land use from counselling perspective.

Rehabilitating people who have just experienced natural or man-made disaster or empowering the poor through counseling service has been described as a process where the counselor works collaboratively with the clients to understand existing problems, barriers, and potentials in order to facilitate the clients' effective use of personal and environmental resources for career, personal, social, and community adjustment. (Jacques,, 1959). In carrying out this multifaceted process, rehabilitation counselors must be prepared to assist individuals in adapting to the environment, to assist environments, including employer settings, in accommodating the needs of the individual, and to work toward the full participation of individuals in all aspects of society, with a particular focus on career aspirations (Szymanski, 1985). Most rehabilitation counselors assess client needs, work with the client to develop goals and individualized plans to meet identified needs, and provide or arrange for the services and interventions (e.g., psychological, medical, social, behavioral) needed by the client, including job placement and follow-up services (Jenkins, Patterson, & Szymanski, 1992). Throughout the individualized vocational rehabilitation and settlement process, counseling skills are an essential component of all activities. Specialized knowledge of disabilities or devastation, environmental factors that interact with these, resources for assisting persons in such needs, as well as vocational knowledge and assessment skills required, all serve to differentiate the rehabilitation counselor from social workers, other types of counselors, and other rehabilitation practitioners in today's service delivery environments (Jenkins et al., 1992; Leahy & Szymanski, 1995). Developing countries like Nigeria should take precautionary measures because of lack of facilities to face the consequences of disasters that land misuse may cause.

Unfortunately, however, several human activities, such as bush fallow, inappropriate technologies, overpopulation, transhumance, overgrazing, deforestation without adequate reforestation and profligate exploitation of mineral resources that are common in Nigeria, are often not in tune with proper environmental management practices. The obvious result of these activities is the increasing inability of the environment to provide the necessary sustenance to agricultural and rural development programmes because of erosion,

desertification and pollution which may lead to disability in case of flood and increase poverty in the land. To obviate the adverse effects of the land misuse and possible mismanagement of the environment and reduce the cases of rehabilitation of persons efforts must be made to follow the suggestions in this study

Politicians, policy-makers, academics, and committed citizens have long recognized the dangers of land misuse. The reality is that in Nigeria, in the last century, many acres of land have disappeared, in large part, as a consequence of land-misuse—that includes oil, gas, and timber extraction; industrial, commercial, agricultural, and residential development.

These economic activities required erosion-causing modifications to the landscape such as canals, levees, and drainage. Many wetlands dredged provided invaluable flood protection by acting as a sponge to soak-up the menace of storm surge. In fact, before these new 'protections' were built, healthy periodic floods depositing nutrient-rich sediments were actually increasing out coastal areas. Where land once stood is now open water, especially in Lagos, providing fuel to the fury of floods

What then are the causes and effects [long and short term] of land *mis-use* in Nigeria? The effects of improper land-clearing methods, bush burning for example, are observed even 8-10 years after the land has been cleared, and especially when the overall soil fertility has drastically declined. Adopting a land-use system that may produce, say, 60-80 per cent of maximum returns and that avoids causing environmental degradation is a better choice than land-use systems that bring high short-term returns but severely degrade the resource base as the practice in this country.

The increase in population density implies increased land use intensity which may lead to increased incidence of conflicts over control of available stock of resources and thus, disruption of economic activities, increased soil erosion and diminished soil fertility and productivity. The direct soil productivity effect of increased population density is to lower per capita agricultural output and income. Similarly, increased population density leads to higher net forest resource extraction rates and subsequent deforestation and associated bio-diversity losses, higher net mineral resources extraction rates and associated land degradation. The cumulative effect of all these is steady decline in the quality and quantity of the environmental resource base and hence, lower degree of (agricultural and industrial sectors) development sustainability in the country.

How land is used to produce food etc. can have enormous impacts on the environment and its sustainability.. Junk-food chains, including KFC and Pizza Hut, are under attack from major environmental groups in the United States and other developed countries because of their environmental impact. Intensive breeding of livestock and poultry as the case in the country without regulations leads to deforestation, land degradation, and contamination of water sources and other natural resources. For every pound of red meat, poultry, eggs, and milk produced, farm fields lose about five pounds of irreplaceable top soil. The water necessary for meat breeding comes to about 190 gallons per animal per day, or ten times what a normal family is supposed to use in one day, if it gets water at all. Overall, animal farms use nearly 40 percent of the world's total grain production. In the United States, nearly 70 percent of grain production is fed to livestock.[Vandana Shiva, 2000]

The consumption patterns in the country increase demands for various foods, flowers, textiles, coffee, etc. Combined with commercial interests in things like tobacco and with input-intensive agricultural practices (including using herbicides, pesticides and fertilizers, even if their use is becoming more technically efficient) the diversion, and misuse of land and the associated environmental damage in unsustainable methods adds up to cause poverty.

Conclusion And Recommendation

The formulation of economic plans and policies, which take into cognizance the peculiarities of Nigeria farmers and environment so that all participants can make appropriate and commensurate contributions in maintaining environmental quality, promotes development. Agriculture should be highly focused because it is an activity of general public interest, not only because it supplies food and raw materials but because it helps to conserve natural resources and the environment, provides employment opportunities, recycle waste and serves to maintain and enhance the quality and attractiveness of rural areas.

Therefore, at the planning stage of any construction, an environmental impact assessment of development plans must be made in order to prevent harmful environmental effects in such areas as irrigation of farmland, dam construction and large-scale agricultural development programmes.

Surveys of activities susceptible to environmental hazards should be periodically undertaken. Such surveys should include the collection and review of available surveys and inventories in order to identify specific sources of hazards. The review should also include loss of soil productivity, depletion of grazing lands, and rate of deforestation. Also of importance in the review are the inter-relationships between ecological conditions, types and intensities of land use and management practices. Since local diversities exist in soil and climate, the availability of land use capabilities maps should serve as a basis for zoning and land use legislation.

References

- Alao, K; Dibu-Ojerinde O & Kobiowu S. V. (2005) Environmental Education for Sustainable Development in Developing Societies: The Role of School Teachers. *Ifa Psychology* Vol. 13, No. 1, 2005
- Brundtland Commission Report (1987) World Commission on Environment and Development Our common Future. Oxford England: Oxford University press.
- "Chemicals in the environment," *Current Health II* (1984) pp. 10-12
- Gay, K (1993) **Rainforests of the World.** Santa Barbara: ABC – CLIO
- Green, O. (1991) **Tackling Global Warming. A chapter in Global Environmental Issue.** Edited by Smity & Warr. London: The Open University
- John N. Lukens (1987) *The Legacy of Well-Water Methomoglobinemia.*
- Journal of the American Medical Association*, 257. p. 72
- Kenneth J. Neubeck & Mary Newbeck (1997). **Social Problems. A critical Approach** 4th Ed. Mc Graw-Hill, Boston
- Lloyd, P. C. (1962) **Yoruba land law.** London, Oxford University Press.
- Scarpitti, Frank R. & Margaret L. Anderson (1992). **Social problems** 2nd Ed.
- Harper. Collins Publishers Inc
- Vandana Serah, [2000] **Land Misuse In Sub-Sahara Africa Environmentalist** 4th Ed
- Wohwill, J.F. (1970) *The Emerging Discipline of Environmental Psychology.*
- '*American Psychologist*, 25, 303-312.